

AUCKLAND COMMERCIAL

city & fringe

Your quarterly update on Auckland's City and City Fringe commercial property market.

Quarter 4, 2013

Feature Deals in Auckland's City & Fringe (1 October – 31 December)

117 Khyber Pass Road, Grafton

Sold for \$9,050,000 + GST



Sold by International Tender to an Investor
Agents: Alan Haydock, Cameron Melhuish and Scott Kirk

7 & 9 Union Street, Auckland Central

Sold for \$4,650,000 + GST Yield: 8.7%



Sold by Tender to an Add Value Investor
Agent: Alan Haydock

2 Roxburgh Street, Newmarket

Sold for 3,100,000 + GST



Sold by Deadline Private Treaty to an Investor
Agents: Alan Haydock and Cameron Melhuish

123 Manukau Road, Epsom

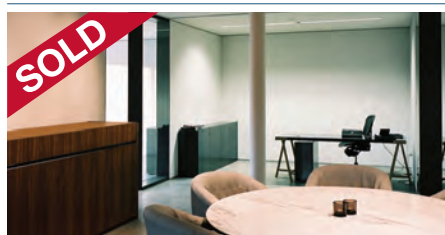
Sold for \$2,515,000 + GST Yield: 7.0%



Sold by Tender to an Investor
Agents: Scott Kirk and James Were

1/30 Drake Street, Auckland Central

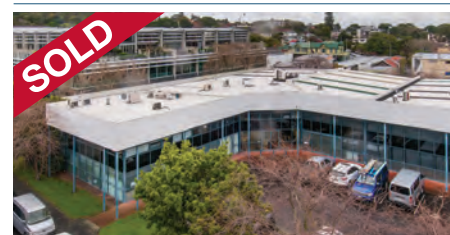
Sold for \$2,075,000 + GST



Sold by Private Treaty to an Owner Occupier
Agents: Alan Haydock & Damien Bullick

1/19 Edwin Street, Mount Eden

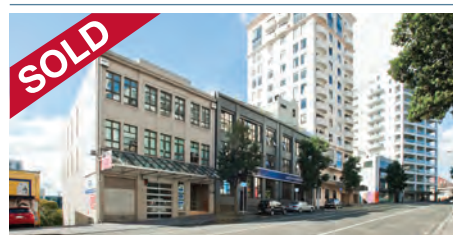
Sold for \$2,010,000 + GST Yield: 7.9%



Sold by Private Treaty to an Investor
Agents: Alan Haydock, Cameron Melhuish and Scott Kirk

76 Anzac Avenue, Auckland Central

Sold for \$1,925,000 + GST



Sold by Private Treaty to an Investor
Agent: Cameron Melhuish

4 Porters Avenue, Eden Terrace

Sold for \$1,430,000 + GST



Sold by Auction to an Add Value Investor
Agents: Scott Kirk and James Were

14 McColl Street, Newmarket

Sold for \$1,320,000 + GST



Sold by Private Treaty to an Owner Occupier
Agents: Scott Kirk and James Were

27 Hargreaves Street, Auckland

Sold for \$1,141,000 + GST



Sold by Private Treaty to an Owner Occupier
Agents: Alan Haydock and Damien Bullick

545 Mount Eden Road, Mount Eden

Sold for \$775,000 + GST Yield: 7.33%



Sold by Private Treaty to an Investor
Agents: Alan Haydock and Phil Haydock

114 St Georges Bay Road, Parnell

Sold for \$640,000 + GST



Sold by Private Treaty to an Owner Occupier
Agents: Scott Kirk and James Were

Featured Listings for Sale:

25 The Strand, Parnell



- High profile freehold 950m² site with two street frontages (The Strand and Augustus Terrace)
- Hard to find Prime City Fringe Development site with demolition clause
- Holding income in place of \$94,832 + GST p.a.
- Rare Parnell opportunity, don't miss this one, call now

www.bayleys.co.nz/4108844

For Sale by Auction (Unless sold by Private Treaty) 11:00am, Wednesday 5th March 2014

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

11 Kingsway Avenue, Sandringham



- 10 self contained, 1-bedroom flats, each on their own title
- Newly refurbished freehold block, +10 carparks with market rental of \$205,000 p.a.
- Great investment opportunity for long term hold plus individual sell down potential
- Strategic location close to a wide range of amenities as well as public transport links

www.bayleys.co.nz/4108845

For Sale by Auction (Unless sold by Private Treaty)

2pm, Wednesday 26th February 2014

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Cameron Melhuish

9 Union Street, Auckland Central



- 5 character residential apartments on one title
- Convenient CBD location, close to motorways, Ponsonby and Freemans Bay
- Immaculately presented with polished concrete floors, high stud ceilings, exposed brick walls plus modern kitchen and bathroom fixtures and fittings
- Hassle free character residential investment. Call now for information

For Sale by Private Treaty

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

7 Don Croot Street, Kingsland



- Residential investment block of flats
- Comprises six 2 bedroom flats plus on-site covered carparking for each unit
- Potential for a secure annual cashflow
- Opportunity to refurbish to add value
- Separate titles promotes individual sell down opportunity

www.bayleys.co.nz/4108855

For Sale by Private Treaty

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Cameron Melhuish

4 Kingston Street, Auckland Central



- Vendor wants this sold! Will sell below Registered Valuation
- Superbly presented central city freehold standalone property
- Mixed use featuring profile ground floor retail and refurbished professional offices
- Owner occupiers and investors call now

www.bayleys.co.nz/4108412

For Sale by Negotiation

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Cameron Melhuish, Alan Haydock and Phil Haydock

27 Rutland Street, Auckland Central



- 309m² prime CBD land development opportunity
- Profile corner site location in the heart of education and entertainment precincts
- Resource consent in place for 15 level, 146 room CBD accommodation tower
- Fantastic aspect overlooking Albert Park

www.bayleys.co.nz/4108408

For Sale by Private Treaty

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Alan Haydock and Damien Bullick

Unit 5A, 3-7 High Street, Auckland



- A stunning freehold office investment in Auckland's vibrant High Street Precinct
- Grade B seismic rating (72% NBS)
- Seek (NZ) Limited as tenant, returning \$109,450 + GST p.a. (net)
- ASX100 listed company, Seek Limited as guarantor
- A straightforward investment with an attractive cashflow

www.bayleys.co.nz/4108586

For Sale by Negotiation

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Phil Haydock and Cameron Melhuish

1790 Great North Road, Avondale



- 1,646m² freehold land holding
- Two extensively refurbished buildings totalling 892m²
- Strategic, high profile location
- Opportunity for Owner Occupiers, Developers and Add Value Investors

For Sale by Negotiation

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Scott Kirk and James Were

401-403 Parnell Road, Parnell



- The 'Marriotts Building' - a trophy Parnell investment property
- Retained in the same ownership for over 37 years. Don't miss this opportunity!
- Fully leased to two well established retail tenants
- Under-developed site provides future add value potential

www.bayleys.co.nz/4107589

For Sale by Private Treaty

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Cameron Melhuish and Alan Haydock

Featured Listings for Lease:

2 Roxburgh Street, Newmarket



- Immaculately refurbished retail / showroom / office space
- Polished concrete floors, high stud height and benefits from good natural light
- Versatile corner site offers profile as well as being conveniently located to the nearby Broadway, public transport links and the recently acquired University of Auckland site
- Motivated landlord looking to do a deal here. Call now for more information.

www.bayleys.co.nz/4108255

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Damien Bullick and Phil Haydock

347 Parnell Road, Parnell



- Top quality Parnell Office ranging from 288m² to 396m²
- The tenancy occupies the top floor of the building and enjoys great natural light and has views of the Auckland Museum through to the CBD and on to Rangitoto in the harbour.
- The tenancy also benefits from having 2 levels of secure and covered car parking in the basement.
- A must see for all businesses considering Parnell for their office location

www.bayleys.co.nz/4108055

For Lease

4 Viaduct Harbour Avenue, Maritime Square, Auckland

Agents: Phil Haydock and Damien Bullick

Welcome to 2014!

Welcome to the first Bayleys Newsletter for the Auckland City and Fringe Team for 2014. As you will see from the results enclosed, 2013 was a strong year for the Auckland City and Fringe Commercial Team, with a number of substantial deals concluded. With very strong confidence levels being reported, we expect this buoyancy to continue through 2014.

If you are considering selling, leasing or purchasing or would like a free sales or leasing appraisal of your property, please don't hesitate to contact myself or one of the team.

Also please see below for the Bayleys Commercial Portfolio deadline and release dates for 2014.



Alan Haydock

Commercial Sales Manager, Auckland City & Fringe

Bayleys Commercial 2014 Campaign Calendar

Total Property

Issue	Booking & Material Deadline	Release	Auction
Issue 1	Friday 21st February	Friday 7th March	Wednesday 9th April
Issue 2	Friday 9th May	Friday 23rd May	Wednesday 25th June
Issue 3	Friday 13th June	Friday 27th June	Wednesday 30th July
Issue 4	Friday 5th September	Friday 19th September	Wednesday 22nd October
Issue 5	Friday 17th October	Friday 31st October	Wednesday 3rd December

Greater Auckland

Issue	Booking & Material Deadline	Release	Auction
Issue 1	Friday 24th January	Friday 31st January	Wednesday 5th March
Issue 2	Friday 28th March	Friday 11th April	Wednesday 14th May
Issue 3	Friday 25th July	Friday 8th August	Wednesday 10th September

The Team

Through our dedication, professionalism and passion for commercial property, Bayleys City & Fringe team have established ourselves as leaders in sales and leasing in Auckland City and City Fringe.



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